

Community
Development
Department

2530 Arnold Drive
Suite 190
Martinez, California 94553-8611

Phone:

Contra
Costa
County



Dennis M. Barry, AICP
Community Development Director

RECEIVED

DEC 13 2005

DIV. OF HOUSING
POLICY DEVELOPMENT HCD

December 9, 2005

Cathy Creswell, Deputy Director
Department of Housing & Community Development
Division of Housing Policy Development
1800 3rd Street
Sacramento, CA 94252-2053

Dear Ms. Creswell:

Pursuant to California Government Code Section 65400, enclosed is Contra Costa County's Housing Element Progress Report. The report covers calendar year 2004.

Please call me if you have any questions regarding this report (925/335-7223).

Sincerely,

A handwritten signature in cursive script that reads "Kara Douglas".

Kara Douglas
Affordable Housing Program Manager

Enclosure

CC: Office of Planning and Research
Dennis Barry, CDD Director
James Kennedy, Dep. Dir., CDD
Patrick Roche, CDD
Kristine Solseng, CDD

Housing Need Production Form

Organization: Contra Costa County

Contact: Kara Douglas

Title: Affordable Housing Program Manager

Address: 2530 Arnold Drive, Suite 190

City: Martinez

Zip: 94553

Email: kdoug@cd.cccounty.us

Phone: (925) 335-7223

Report year: 2004

Report time period:

☒ **Calendar Year** (January 1 – December 31)

☐ **Fiscal Year** (July 1 – June 30)

Unit Count of Housing Produced

State Identified Affordability Categories (Percent of area median income (AMI))	Current RHNA Allocation	Units Added Current Year		Total Units Added Current Year	Units Added in Prior Years of RHNA Cycle	Total Units Added Current RHNA Cycle
		Unrestricted	Deed Restricted			
Very Low (up to 50% AMI)	1101		156	156	97	253
Low (51 – 80% AMI)	642		81	81	22	103
Moderate (81 – 120% AMI)	1401				96	96
Above Moderate (over 120% AMI)	2292	656		656	1177	1833
TOTAL	5436	656	237	893	1392	2285

Number of units added determined by building permits.

See reverse for definitions of income categories included in this form.

Optional: Locally Identified Affordability Categories

(Alternative affordability levels tracked by some jurisdictions. Limit information to title and definition of locally identified category. Place production numbers for these categories in appropriate affordability category above.)

Community Development Department

2530 Arnold Drive
Suite 190
Martinez, California 94553-8611

Phone:

Contra Costa County



Dennis M. Barry, AICP
Community Development Director

RECEIVED

DEC 28 2005

DIV. OF HOUSING
POLICY DEVELOPMENT HCD

December 27, 2005

Cathy Creswell, Deputy Director
Department of Housing & Community Development
Division of Housing Policy Development
1800 3rd Street
Sacramento, CA 94252-2053

Dear Ms. Creswell:

Enclosed is a supplemental 2004 annual progress report on the Contra Costa County Housing Element. It includes information requested in Attachment D of the 2005 Workforce Housing Reward (WHR) Program.

On December 9, 2005, I submitted a report to HCD in the form requested by the division of Housing Policy Development. (It was received by HCD on December 13, 2005.) The Workforce Housing Reward (WHR) program requires a narrative report in addition to the numeric report. The narrative report is attached.

Please call me if you have any questions regarding this report (925/335-7223).

Sincerely,

A handwritten signature in cursive script that reads "Kara Douglas".

Kara Douglas
Affordable Housing Program Manager

Enclosure

CC: Dennis Barry, CDD Director
James Kennedy, Dep. Dir., CDD
Patrick Roche, CDD
Kristine Solseng, CDD
Hillary Heard, CDD

Housing Implementation Programs Summary
2004 Contra Costa County - Unincorporated Areas

WFH Annual Progress Report

Jurisdiction: Contra Costa County
Address: 2530 Arnold Drive, Suite 190
Martinez, CA 94553

Contact: Kara Douglas, Affordable Housing Program Manager
Phone: (925) 335-7223
Email: kdoug@cd.cccounty.us

Housing Program	Program Goal	Key Five-year Objective(s)	Funding Source	Time-Frame	2004 and 2005 Responses (Response is not necessarily required for every program every year.)
Housing and Neighborhood Conservation					
Neighborhood Preservation Program	Improve the quality of existing housing & neighborhoods.	Disseminate information. Rehabilitate 125 units.	CDBG	Ongoing	Number of units that received loans: 70 Marketing occurs on an ongoing basis
HACCC Rental Rehabilitation Assistance	Improve the quality of the rental housing stock.	Disseminate information. Rehabilitate 120 units.	CDBG	Ongoing	Number of units that received loans: 24 Marketing occurs on an ongoing basis
Public Housing Improvement	Maintain and improve the quality of the public housing stock.	Maintain and improve 608 public housing units.	HUD	Ongoing	Completed development of 180 units to replace 89 deteriorated units. Ongoing maintenance of public housing units.
Weatherization Program	Assist homeowners and renters with minor home repairs.	Assist 250 households.	Low Income Housing Energy Assistance Program	Ongoing	400 units assisted countywide
Code Enforcement	Maintain & improve the quality of existing housing & neighborhoods.	Continue to implement program.	General Fund	Ongoing	The Board of Supervisors adopted the Rental Unit Maintenance and Inspection Program Ordinance No. 2005-17 in 2005. Under this program all rental units over 10 years old will be inspected.

Housing Implementation Programs Summary
2004 and 2005 Contra Costa County – Unincorporated Areas

Housing Program	Program Goal	Key Five-year Objective(s)	Funding Source	Time-Frame	2004 and 2005 Responses (Response is not necessarily required for every program every year.)
Redevelopment Replacement Housing	Provide replacement housing to lower- & moderate-income households.	Continue to facilitate the development of replacement housing as required.	RDA Set-Aside	Assess replacement obligations every 2-3 years	The Redevelopment Agency provided funding to Habitat for Humanity for 3 homes in Bay Point. RCD completed 51 affordable family units in Bay Point. The County authorized the issuance of up to \$150 million in revenue bonds for housing construction at Pleasant Hill BART Station Area
Condominium Conversion Ordinance	Preserve the rental stock & protect apartment tenants.	Continue to enforce ordinance.	None Required	Ongoing	
Preservation of Assisted Housing	Preserve the existing stock of affordable housing.	Monitor at-risk units. Participate in preservation of units. Conduct tenant education.	Tax Exempt Bonds, CDBG, HOME, RDA Set-Aside	Work to extend term of affordability for Byron Park units by 2008.	Byron Park was refinanced in 2004 and the affordability was retained.
Housing Production					
New Construction of Affordable Housing	Increase the supply of affordable housing.	Assist in the financing and development of 200 affordable units.	HOME, CDBG, RDA Set-Aside, Bond-financing	Ongoing	The County allocated HOME, CDBG, HOPWA, and RDA set aside funds to affordable housing projects in both the unincorporated areas as well as in other County jurisdictions.
Development Agreements	Integrate affordable housing within market-rate developments.	Continue to implement program.	None Required	Ongoing	County staff has drafted an Inclusionary Housing Ordinance, which should be ready for Planning Commission and Board of Supervisors review in 2006.
Acquisition/Rehabilitation	Improve existing housing and increase supply of affordable housing.	Assist in the acquisition and rehabilitation of 50 affordable units.	CDBG, HOME, RDA Set-Aside, Bond Financing, HOPWA	Ongoing	
Second Units	Facilitate the development of second units.	Facilitate the development of 100 units.	None Required	Ongoing	

Housing Implementation Programs Summary

2004 and 2005 Contra Costa County – Unincorporated Areas

Housing Program	Program Goal	Key Five-year Objective(s)	Funding Source	Time-Frame	2004 and 2005 Responses (Response is not necessarily required for every program every year.)
Special Needs Housing					
Special Needs Housing	Increase the supply of special needs housing.	Provide financial and other incentives for the development of housing for special needs populations. Through the County Agriculture Advisory Task Force, develop recommendations to address farmworker housing issues.	CDBG, HOME, HOPWA, RDA Set-Aside	Ongoing	A nine unit apartment complex in El Sobrante for the developmentally disabled is under construction. It should be ready for occupancy in late 2006/early 2007. CDBG funds supported the rehabilitation of a former hospital in Richmond for homeless recovering substance abusers. CDBG funds supported the new construction of an emergency shelter for families, soup kitchen, and homeless resource center in Richmond.
Accessible Housing	Increase the supply of accessible housing.	Require inclusion of accessible units in all new County-funded construction projects.	None Required	Ongoing	A nine unit apartment complex in El Sobrante for the developmentally disabled is under construction. It should be ready for occupancy in late 2006/early 2007.
Homeless Continuum of Care	Meet the housing & supportive services needs of the homeless	Pursue development of two transitional housing facilities with 48 apartments.	CDBG, HOPWA, HOME	Develop two new transitional housing facilities by 2003.	CDBG funds supported development of a 28 unit project in Pleasant Hill for homeless families. HOME for chronically homeless funds were provided to RCD for development of an affordable housing project for seniors in Walnut Creek.
Housing Affordability					
First-Time Homebuyer Opportunities	Provide additional homeownership opportunities.	Assist 80 low and moderate income first-time homebuyers.	MCC, HOME, CDBG, RDA Set-Aside, Mortgage Revenue Bonds	Ongoing	The County continues to administer the MCC program. Approximately 40 homebuyers are assisted every year countywide.
Section 8 Rental Assistance	Assist very low-income households with rental payments.	Continue to provide Section 8 assistance. Apply for additional vouchers.	HUD Section 8	Prepare PHAP – Action Plan annually.	The HA is committed to providing 150 project-based Section 8 vouchers to affordable housing developments throughout the County.

Housing Implementation Programs Summary
2004 and 2005 Contra Costa County – Unincorporated Areas

Housing Program	Program Goal	Key Five-year Objective(s)	Funding Source	Time-Frame	2004 and 2005 Responses (Response is not necessarily required for every program every year.)
Home Sharing Program	Provide for home sharing opportunities.	Support appropriate agencies offering shared housing opportunities.	CDBG, HOPWA	Ongoing	
Sites Inventory	Provide for adequate housing sites.	Review and evaluate densities for vacant and underutilized sites provide adequate sites for the development of housing for very low, low, and moderate income households. Initiate program to increase underlying densities as appropriate to provide affordable housing opportunities. Maintain sites inventory.	Funding source to be determined for maintenance of site inventory	Ongoing	
Mixed-Use Developments	Encourage mixed-use developments.	Offer flexible development standards for affordable and special needs housing.	Community Development/n o new funds required	Ongoing	Pleasant Hill BART Station Area is beginning implementation of a development plan which includes approximately 450 dwelling units, 290,000 square feet of office space, 45,000 square feet of retail, and 7,000 square feet of civic space.
Provision of Adequate Housing Sites					
Density Bonus & Other Development Incentives	Support affordable housing development.	Offer density bonuses and other incentives for affordable housing.	Community Development/ no new funds required	Ongoing	Crockett Homes: 6 - complete ABC Apartments, El Sobrante: 9 - underconstruction DeAnza Gardens, Bay Point: 180 – complete KB Homes, North Richmond – 173 single family homes, with 35 homes affordable to very low and low income buyers

Housing Implementation Programs Summary

2004 and 2005 Contra Costa County – Unincorporated Areas

Housing Program	Program Goal	Key Five-year Objective(s)	Funding Source	Time-Frame	2004 and 2005 Responses (Response is not necessarily required for every program every year.)
Infill Development	Facilitate infill development.	Identify small vacant multi-family lots with potential for lot consolidation.	Community Development /no new funds required	Ongoing	Pleasant Hill BART Station Area is beginning implementation of a development plan which includes approximately 450 dwelling units, 290,000 square feet of office space, 45,000 square feet of retail, and 7,000 square feet of civic space.
Removal of Governmental Constraints					
Planned Unit District	Provide flexibility in design for residential projects.	Pursue P-1 zoning of Rodeo and Bay Point Redevelopment Project Areas. Promote P-1 zoning in unincorporated areas. Consider elimination of 5-acre minimum parcel size.	RDA, Community Development Dept. (planning fees)	Rezoned Rodeo and Bay Point Redev. Areas by 2002.	P-1 Rezoning for Bay Point adopted, P-1 Rezoning in Rodeo initiated. In Rodeo, 1 P-1 Rezoning Application approved for residential project. 2 single-family units currently under construction, included a variance to the 5 acre minimum lot size
Planning Fees	Reduce the cost of development.	Offer fee deferrals, reduction, or waivers to developers of affordable housing.	RDA Set-Aside	Ongoing	
Streamlining of Permit Processing	Expedite review of residential projects.	Require only Zoning Administrator's review of projects with <100 units. Expedite permit processing.	Community Development/no new funds required	Ongoing	
Review of Zoning & Subdivision Ordinance	Ensure County regulations do not unnecessarily constrain housing development.	Periodically review Planning and Zoning Code.	General Fund as directed by Board of Supervisors	Ongoing	

Housing Implementation Programs Summary
2004 and 2005 Contra Costa County – Unincorporated Areas

Housing Program	Program Goal	Key Five-year Objective(s)	Funding Source	Time-Frame	2004 and 2005 Responses (Response is not necessarily required for every program every year.)
Equal Housing Opportunity					
Anti-Discrimination Program	Promote fair housing.	Support local non-profits offering fair housing counseling and legal services. Carry out AI recommendations.	CDBG	Complete AI by 2001 and ongoing provision of services.	The AI was adopted into the FY 2005-2009 Consolidated Plan. All projects receiving CDBG, HOME, and HOPWA funds must affirmatively further fair housing.
Residential Displacement Program	Protect households being displaced or relocated.	Continue to implement program.	Set-Aside, HOME, CDBG	Ongoing	